



## Legislation Text

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**File #:** 15-19517, **Version:** 1

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### **Rezoning Petition: 2022-059 by Taylor Morrison**

**Location:** Approximately 50.70 acres located along the west side of Garrison Road, east of Dixie River Road. (ETJ-BOCC: 2-Leake; Closest CC: 3-Watlington)

**Current Zoning:** MUDD-O AIR LLWPA (mixed use district, optional, airport noise overlay, Lower Lake Wylie - Protected Area) and R-3 AIR LLWPA (single family residential, airport noise overlay, Lower Lake Wylie - Protected Area)

**Proposed Zoning:** MX-2 INNOV AIR LLWPA (mixed use district, innovative, airport noise overlay, Lower Lake Wylie - Protected Area)

**Staff Recommendation:**

Staff does not recommend approval of this petition in its current form. Reduction in unit count and development outcomes that better align with the Neighborhood 1 Place Type could be considered for reevaluating staff's recommendation..

**Attachments:**

Pre-Hearing Staff Analysis  
Site Plan